



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, October 17, 2014

HEARING OFFICER: Dana Lilley

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. Hearing to consider a request by **MARSHALL LEWIS** for a Minor Use Permit/Coastal Development Permit to allow a 196 square-foot master bathroom addition to an existing 2,810 square foot single family residence. The project will result in the disturbance of approximately 260 square feet on a 21,649 square-foot parcel in the Residential Multi Family land use category. The proposed project is located at 709 Lucerne Road, approximately 100 feet south of Ocean Avenue, in the community of Cayucos. The site is located in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2013-00083 ;
Supervisory District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-281-009
Date Accepted: September 4, 2014
Recommendation: Approval

4. Hearing to consider a request by **MARI GIBBS** for a Minor Use Permit/Coastal Development Permit to allow: a) the demolition of an existing single family residence; and b) the construction of a new two-story 2,799 square-foot single family residence with a 536 square-foot attached garage. The project would result in approximately 5,073 square feet of site disturbance on an existing 5,073 square-foot parcel in the Residential Single Family land use category. The existing residence to be demolished is located at 2194 Andover Place (023-205-018), approximately 150 feet west of Wilton Drive, in the community Cambria. The proposed residence would be located at 2090 Sherwood Drive (023-083-015), on the southeast corner of Sherwood Drive and Harvey Drive, in the community of Cambria. Both sites are in the North Coast planning area. This project is exempt under CEQA.

County File Number: DRC2013-00039
Supervisory District: 2
Airlin Singewald. Project Manager

APN(s): 023-205-018; 023-083-015
Date Accepted: September 10, 2014
Recommendation: Approve

5. Hearing to consider a request by **FREEPORT-MCMORAN OIL & GAS** for a Minor Use Permit to replace existing office trailers (to be removed) with permanent structures, including: 7,622 square foot (sf) office, 2,100 sf meeting room, 1,500 sf storage building, restroom building and onsite septage pit, communications shed, water treatment facility, 84,000 gallon water tank, above-ground fueling station, 42-space parking lot, temporary relocation of offices, and removal of temporary trailers and storage containers. This will result in the disturbance of approximately 3.1 acres on a 347 acre parcel. The project is located at 1821 Price Canyon Road, on the west side of Price Canyon Road, approximately 2.7 miles north of the City of Pismo Beach, in the South County planning area, (San Luis Bay Inland sub area South). Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on 9/12/14 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology & soils, hazards/ hazardous materials, population & housing, and public services are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File Number: DRC2013-00031
Supervisory District: 3
John McKenzie, Project Manager

Assessor Parcel Number: 044-201-002
Date Accepted: April 4, 2014
Recommendation: Approve

HEARING ITEMS

6. Hearing to consider a request by **KEITH MARTIN & NANCY STANTON** for a Lot Line Adjustment (COAL 14-0017) to adjust the shared lot line between two parcels of 74.24 and 84.78 acres each, resulting in two parcels of 75.96 and 83.06 acres each. The project will not result in the creation of any additional parcels. The proposed lot line adjustment is within the Agriculture land use category and is located at 8865 & 8755 Chimney Rock Road, approximately 1,000 feet northeast of Adelaida Road, and

approximately 8 miles northwest of the community of Paso Robles. The site is in the Adelaida sub area of the North County planning area. This project is exempt under CEQA.

County File Number: SUB2014-00069

Supervisory District: 1

Cody Scheel, Project Manager

APN(s): 014-311-043 & 07

Date Accepted: September 10, 2014

Recommendation: Approve

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

DONNA HERNANDEZ, SECRETARY PRO TEM
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.